

# Public Land Sale

## Public Land Sale by Online Auction

**Old Highway 58  
Barstow, CA**

**Auction Start Date:  
March 30, 2009**

**Online Auction Site:  
[www.auctionrp.com](http://www.auctionrp.com)**

Offered by the California Bureau of Land  
Management (BLM), Barstow Field Office

Online auction services provided by the  
U.S. General Services Administration (GSA)

Send enclosed Bidder Statement with  
required deposit to:

U.S. General Services Administration  
Office of Real Property Disposal (9PR)  
450 Golden Gate Avenue, 4<sup>th</sup> Floor East  
San Francisco, CA 94102-3434  
Attn: Fabian Huey

### **For More Sales Information Fabian Huey**

1-888-472-5263 (GSA-LAND), ext. 3408  
e-mail: [fabian.huey@gsa.gov](mailto:fabian.huey@gsa.gov)

### **Need More Online Information Gina Arias-Arrieta**

1-888-472-5263 (GSA-LAND), ext. 3431  
e-mail: [gina.arias-arrieta@gsa.gov](mailto:gina.arias-arrieta@gsa.gov)

### **Web Home Page**

**<https://propertydisposal.gsa.gov>**

Click on the state map of California to  
view and download Property sale  
information

### **Online Auction**

**[www.auctionrp.com](http://www.auctionrp.com)**

## **Auction Details**

This sale consists of forty acres (40 +/-) located near Barstow, in San Bernardino County, California. The parcel is described in the enclosed map and encumbrance information. The property is suitable for regional industrial purposes.

## **How to participate**

- Review enclosed parcel information and online auction instructions enclosed.
- Submit completed Bidder Statement and required registration deposit of \$10,000 to GSA either by mail or online.
- Go to [www.auctionrp.com](http://www.auctionrp.com) use **Property Code 143** to check for increased bids and closing date.
- Use your User ID and Password to increase your bid on the property.

## **Important Information**

Bidding will begin at the appraised fair market value. The property will not be sold for less than its fair market value.

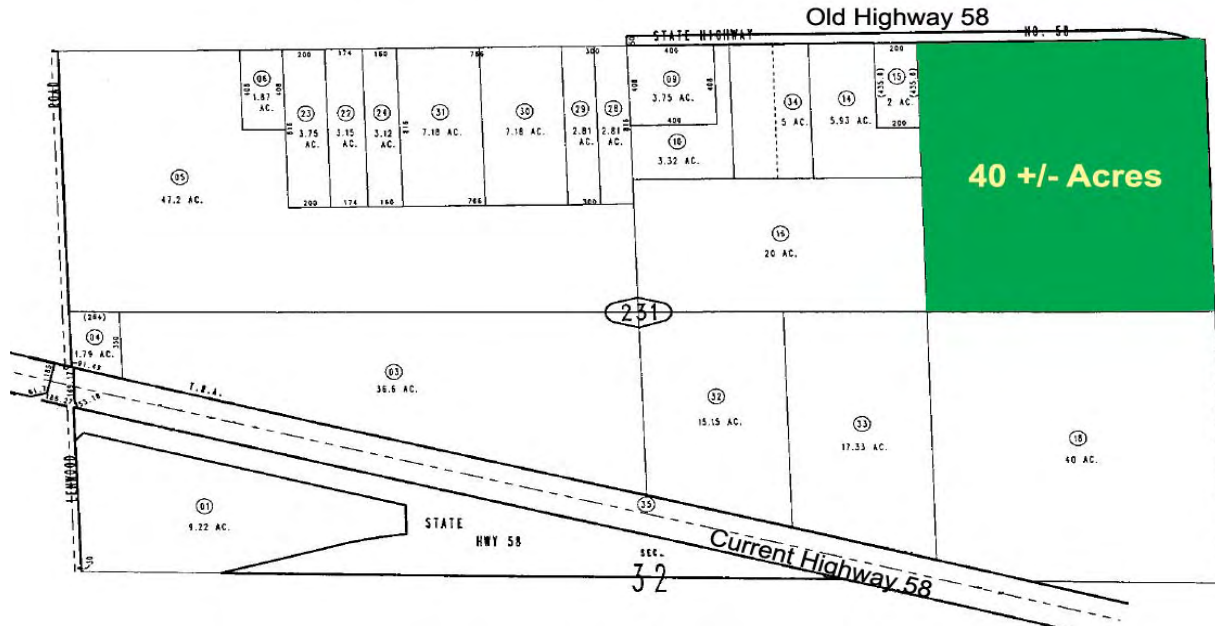
After the auction closes, the highest qualified bid will be required to submit a deposit, to equal at least ten percent (10%) of the amount bid within ten days of the date on the "ten day" letter.

Failure to 1) certify citizenship or current Corporate or Partnership status in good standing filed within the United States within 30 days of the award letter and 2) pay the remaining balance within 180 days to BLM Field Office will disqualify your bid and you will forfeit your deposit to BLM.

Bidders must complete, sign and submit the **Bidder Statement/Bid Form** to be authorized to bid. For your convenience, the forms in the bid package may be duplicated.

Please mail completed form(s) to: General Services Administration, Office of Property Disposal (9PR), 450 Golden Gate Avenue, 4<sup>th</sup> Floor East, San Francisco, CA 94102-3434  
Attn: Fabian Huey.

Property Code: 143	APN: 0497-23-117-0000	Acres: 40	FMV: \$ 262,000.00
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**Legal Description:** NE1/4 of the NE1/4 of section 32, T.10 N., R. 2 W., San Bernardino Meridian.

**Encumbrances:** United States will except and reserve the following:

1. A right of way (ROW) for ditches and canals. 2. A ROW to the U.S. for a road for administrative purposes and for the public under casefile CACA 50518 across a portion of the parcel north of Old Highway 58). 3. A ROW for highway purposes originally issued to the California Department of Transportation for Old Highway 58 under casefile CALA 120058. The following utility lines fall within the ROW and are authorized under encroachment permits: Southern California Edison Powerline, Southwest Gas buried natural gas pipeline, and a Verizon/Contel buried phone line. The conveyance will also be subject to the following ROW held by third parties: 1. A ROW for a buried fiber optic cable (10 feet wide), held by Sprint Communications under file CA 20105. 2. A ROW for access road (40 feet wide) along west edge of parcel under file CA 15388. The conveyance may also be subject to additional easements as may be necessary to authorize existing and proposed roads, public utilities and flood control facilities based on San Bernardino County's transportation and land management plans.

The property consists of 40 acres of vacant land, located approximately 1.5 miles north of Barstow and 4.0 miles east of the unincorporated Hinkley area in San Bernardino County, California. The property has 1,320 lineal feet of frontage on the south side of Old Highway 58 about 0.75 miles east of Lenwood Road. The general plan designation is regional industrial (IR). Verification of the present zoning and determination of permitted uses thereunder, along with compliance of the Property for present or proposed future use shall be the responsibility of the bidder and the Government makes no representation in regard thereto. The Government does not guarantee that any zoning information is necessarily accurate or will remain unchanged. Any inaccuracies or changes in the zoning information shall NOT be cause for adjustment or rescission of any contract resulting from this IFB. For more information, please contact: County of San Bernardino, Land Use Services, 301 East Mountain View Ave., Barstow, CA 92311 at (760) 256-4750.

Flood Insurance Rate Map No. 06071C3915 H revised Aug. 28, 2008 indicates the subject parcel is in Zone D, which designates areas of undetermined but possible flood hazard.

# ONLINE AUCTION INSTRUCTIONS

## Online Auction site: [www.auctionrp.com](http://www.auctionrp.com)

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### 1. Auction Start Date

The auction starts on Monday, **March 30, 2009 at 9:00 a.m. Pacific Time.**

### 2. Type of Sale

This sale will be an online auction conducted via the Internet. The auction will be conducted over a period of several weeks as determined by bid activity. The date for receipt of final bids will be announced on the Internet with three days prior notice (**see Call for Final Bids, Paragraph 11**). The auction may continue beyond that date as long as bidders are willing to submit higher bids. Thus, the bidders determine when the sale closes by their activity.

### 3. Terms of Sale

Bids to purchase must be on an ALL CASH basis only. No government credit terms are available. We have no information on the availability of private financing or on the suitability of this property for financing. Buyers are expected to arrange their own financing, and to pay the balance in full by the specified closing date.

### 4. Opening Bid

The auction will begin with a minimum bid price, the appraised fair market value of \$262,000.00. The Government must obtain fair market value for the property and reserves the right to reject any and all bids.

### 5. Registration Deposit Terms

a. A registration deposit of \$10,000 for this property must accompany your initial bid. The following methods of payment are acceptable to the

Government: cashier's check, certified check, postal money order, and credit card payment (Visa or Mastercard). Personal or company checks are not acceptable. Send your bid and deposit to the:

General Services Administration  
Property Disposal Division (9PR)  
450 Golden Gate Ave., 4<sup>th</sup> Flr East  
San Francisco, CA 94102-3434  
Attn: Fabian Huey

b. Please make your **cashier's check, certified check or U.S. postal money order made payable to: "General Services Administration"**.

c. Initial registration deposit by fax may be made with a credit card (either Visa or MasterCard) by using the form in the bid package. The fax number for registration and/or deposit form is (415) 436-7402.

d. Within ten (10) calendar days of the ten day letter by the Government, the high bidder agrees to deposit an additional amount which when added to the bid deposit, will equal at least ten percent (10%) of the amount bid. At the time of closing, all cash money paid by the purchaser will be credited, without interest, toward the total purchase price.

e. Failure to so provide such bid deposit shall require rejection of your bid. Upon acceptance of a bid, the appropriate bid deposit of the successful bidder shall be applied towards payment of the successful bidder's obligation to the Government. The high bidder must:

1.) Certify citizenship or proof of current Corporate or Partnership status in good standing filed within the United States to BLM Barstow Field Office within thirty (30) days of the award letter.

2.) The full balance of the purchase price within one hundred eighty (180) calendar days after award.

f. Appropriate bid deposits accompanying bids that are rejected will be returned to bidders without interest.

## **6. Bidder Statement**

a. Bids must be submitted on the page titled "Bidder Statement". All information and certification requested thereon must be provided. Bids submitted in any other manner or which fail to furnish all information or certifications required may be summarily rejected. Additional Bidder Statements are available upon request or you may photocopy the enclosed forms.

b. Bids should be filled out legibly with all erasures, strikeovers and corrections initialed by the person signing the bid. **The Bidder Statement must be signed and dated.**

c. To register online, bidders must return to GSA their original signed and completed Bidder Statement and/or Registration Deposit by Credit Card (if applicable). Bidders should retain all other documents, including one copy of the Bidder Statement, for personal records.

## **7. Bidding in General**

a. Initial bids will be accepted on the date specified in the enclosed inserts. Any bids received prior to that date for properties offered for sale will be deemed to have been received on that date.

b. Initial bids with proper registration deposit may be delivered to GSA, 450 Golden Gate Avenue, 4<sup>th</sup> Floor East, (9PR), San Francisco, CA 94102-

3434 either in person, by U.S. Mail, by private delivery services, or via the Internet at **www.auctionrp.com**.

c. Bids received through **www.auctionrp.com** are date and time stamped according to the Official Time. The "Official Time" is based on the date and time established by the data processing server located in the Washington D.C. metro area. This location is in the Eastern Time zone. Bids received are automatically adjusted and displayed to reflect the time zone specified for the Property in the IFB and as listed at **www.auctionrp.com**. The Government will not be responsible for any discrepancies between the Official Time and the time indicated, displayed, or otherwise stated or represented by a registered bidder.

d. Bids must be submitted without contingencies.

e. Award will be made that is in the best interest of the Government.

f. The Government reserves the right to reject any and all bids at any time for any reason. Frivolous bids will not be considered.

g. By submitting your bid through **www.auctionrp.com**, you are agreeing that your Internet bid is a binding offer. You will be legally obligated for any and all bids submitted using your ID number and password on the Internet.

## **8. User Identification Number**

User Identification ("ID") and Password are used to register online and to place bids online. When you register online, you will be required to assign your own User ID (limited to eight [8] characters). The required password must be at least eight [8] characters and must include: a) one

letter, b) one number, and c) one special character such as: ! @ # \$ % ^ & \* ( ). Since the User ID is used to publicly identify bids, and for your privacy, we strongly encourage you to create your User ID in a manner that protects you or your company's identity. The User ID number will be used to identify the bidders on the auction Web page, [www.auctionrp.com](http://www.auctionrp.com). In the event you forget your User ID and/or password or are locked out from the system, it is your responsibility to contact GSA, during normal business hours, to obtain assistance.

## **9. Daily Bidding Results**

Bidders are strongly encouraged to monitor bidding activity at our online auction Web site at [www.auctionrp.com](http://www.auctionrp.com). New bids and auction closing information will be posted to this site. The online auction site is updated immediately when new bids are received. Bidders may also review the GSA Property Disposal Home Page at <https://propertydisposal.gsa.gov>.

Bidders will be notified via the auction web site when bidding will be closed. If your bid is not accurately shown on the web page, then you should call GSA at 1-888- 472-5263 (GSA-LAND), ext. 3431 or ext. 3408. Bidders are urged to pay close attention to the auction web page which will contain new, revised, and useful information regarding the high bid, modification to bid increment and the closing date of the auction.

## **10. Increasing Your Bid**

If you learn from the auction web page that your bid was not the high bid, or if another bidder exceeds your previously high bid, you may increase your bid until such time as bidding is closed. Increases in previously submitted bids are welcome and your registration deposit will apply to

subsequent increased bids. All increased bids must be made online. The amount of bid increments will be specified in the online insert. Increased bids will be shown at, [www.auctionrp.com](http://www.auctionrp.com). The Government reserves the right to modify the bid increment at any time prior to the close of the sale. To increase a previously submitted initial written bid, bidders must bid online at [www.auctionrp.com](http://www.auctionrp.com). In the event that two bids of equal value are received via U.S. Mail or online, the first bid received will be recognized.

## **11. Call for Final Bids**

The Government will announce a date for the receipt of final bids. That date will be announced on the auction Web page, [www.auctionrp.com](http://www.auctionrp.com). On that date, if no increased bid is received between 12:00 a.m. and 3:00 p.m. Pacific Time, then bidding will close at 3:00 p.m. and consideration will be given to selling the Property to the high bidder. If an increased bid is received between 12:00 a.m. and 3:00 p.m. Pacific Time on that announced date, then bidding will be continued over until the next business day, excluding Federal holidays and weekends, on the same terms. Eventually, no one will outbid the high bidder and bidding will close at 3:00 p.m. Pacific Time on that day. There is no advantage to waiting until the last minute to bid.

## **12. Continuing Offers**

Each bid received shall be deemed to be a continuing offer for 90 calendar days after the date of the final bid submittal by a bidder until the bid is accepted or rejected by the Government.

If the Government desires to accept any bid after the expiration of the 90 calendar days, the consent of the bidder shall be obtained prior to such expiration.

### **13. Bidding Online**

The Special Terms of Sale above apply to bidding over the Internet with the following exceptions and conditions:

a. Registration deposits by cashier's check may be made following the instructions above. Deposits by credit card (either Visa or MasterCard) may be made over the Internet following instructions on the web site: [www.auctionrp.com](http://www.auctionrp.com). Upon submission of the required information, the credit card account will be debited. This number and a personal password must be used in order to bid online.

b. In order to complete your registration over the Internet, you must submit an official Bidder Statement that is signed and dated. Initial Bidder Statements submitted by fax will be accepted. However, Bidder Statements with an original signature must be submitted within five (5) business days from the date of the initial bid.

c. Bids received through [www.auctionrp.com](http://www.auctionrp.com) are date and time stamped according to the Official Time. The "Official Time" is based on the date and time established by the data processing server located in the Washington D.C. metro area. This location is in the Eastern Time zone. Bids received are automatically adjusted and displayed to reflect the time zone specified for the Property in the IFB and as listed at [www.auctionrp.com](http://www.auctionrp.com). The Government will not be responsible for any discrepancies between the Official Time and the time indicated, displayed, or otherwise stated or represented by a registered bidder.

d. The Government will not be responsible for any failure attributable to the transmission or receipt of an online bid, including, but not limited to, the following:

1. Receipt of a garbled transmission or incomplete bid.
2. Availability or condition of the receiving electronic equipment.
3. Incompatibility between the sending and receiving equipment.
4. Malfunctioning of any network, computer hardware or software.
5. Delay in transmission or receipt of bid.
6. Failure of the bidder to properly identify the bid.
7. Security of bid data.
8. Inability of bidder to enter bid. For example: due to lost or forgotten password or system lock due to login repeated failures, etc.

e. If your bid is not accurately shown or you can not enter a bid at [www.auctionrp.com](http://www.auctionrp.com) then you should call GSA at (888) GSA-LAND ext. 3431 or 3408 for assistance.

### **14. Bid Executed on Behalf of Bidder**

a) A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of their Power of Attorney or other evidence of their authority to act on behalf of the bidder.

b) If the bidder is a corporation, the Certificate of Corporate Bidder must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there

may be attached to the bid, copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

c) If the bidder is a partnership, and all partners sign the bid, with a notation that they are all general partners, the Government will not ordinarily require any further proof of the existence of the partnership for bidding purposes. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute the bid on behalf of the partnership.

### **15. Waiver of Informalities and Irregularities**

The Government may, at its election, waive any minor informality or irregularity in bids received.

### **16. Acceptable Bid**

An acceptable bid is one from a responsible bidder, whose bid, conforming to this brochure, will be most advantageous to the Government, price and other factors considered.

### **17. Notice of Acceptance or Rejection**

Notice by the Government of acceptance or rejection of the bid shall be deemed to have been sufficiently given when faxed or mailed to the bidder or his duly authorized representative at the fax/phone number or address indicated in the bid. The processing of a bid deposit by the Government shall not, in itself, constitute acceptance of the bidder's offer. The Government reserves the right

to reject any or all bids or portions thereof.

### **18. High Bidder Determination**

Once bidding stops and the high bid is confirmed, the high bid will be considered for acceptance. There is no guarantee that the Government will accept the high bid.

### **19. Auction Suspension**

The Government reserves the right to temporarily suspend or stop the auction for any reason without award and resume the auction or start a new auction at any time. In the event of a temporary suspension due to technical problems or other bidding issues, the Government will determine the high bidder and the high bid amount, re-open bidding and allow the auction to proceed according to the bidding terms described herein.

### **20. Back-up Bidder**

The second-highest bidder will be the backup bidder. If the high bidder is unable to consummate the transaction, the second highest bidder's bid may then be considered for award. The backup bidder's Registration Deposit will be retained, without interest, until the first high bidder has increased their initial Registration Deposit to the required ten percent (10%) of the purchase price. Subsequently the Registration Deposit of the second-high bidder will be refunded by U.S. Treasury check or by an electronic transfer of funds thereafter. In the event that the Government is unable to make an award to the highest or second-highest bidder, the Government reserves the right to negotiate with the remaining bidders and make an

award that is in the best interest of the Government.

## **21. Ten Percent Bid Deposit, Transaction Closing and Refund of Registration Deposits**

Upon close of bidding, GSA will notify the high bidder of their status and the obligations of the high bidder in writing. In order to secure their status as the high bidder, the bidder must, within ten (10) days of receipt of the letter from GSA notifying them of their status (the "ten day letter"), deposit additional funds, which when added to their Registration Deposit equals at least ten percent (10%) of the amount bid. The form in which the additional funds must be provided and the federal office they must be deposited with will be specified in the "ten day letter", but generally must be a certified check, money order, bank draft, or cashier's check payable in U.S. dollars to the Bureau of Land Management (BLM). Upon verification that the high bidder has deposited cash funds equal to 10% of their bid amount, BLM will, within 30 days, notify the high bidder in writing whether their bid has been accepted or rejected. If accepted, the high bidder must pay the full balance of the purchase price within one hundred and eighty (180) days of receiving the letter from BLM accepting their bid.

a) Within ten (10) calendar days of the "ten day" letter by the Government, the Purchaser agrees to deposit an additional amount, if any, which when added to the Registration Deposit, will equal at least ten percent (10%) of the amount bid. Failure to provide such bid deposit shall require rejection of the bid.

b) Upon acceptance of a bid, the appropriate bid deposit shall be applied towards payment of the Purchaser's

obligation to the Government. The high bidder must:

1.) certify citizenship or proof of current Corporate or Partnership status in good standing filed within the United States to BLM California Desert District Office within thirty (30) days of the award letter.

2.) the full balance of the purchase price within one hundred eighty (180) calendar days after award. At the time of closing, all cash money paid by the Purchaser will be credited, without interest, toward the total purchase price.

c) Appropriate Registration Deposits accompanying bids that are rejected will be refunded to bidders without interest. Bidders may elect to receive the refund by U.S. Treasury check or by an electronic transfer of funds. Bidders will be required to provide GSA with a Taxpayer Identification Number (TIN) to ensure the proper refund of the Registration Deposit by the U.S. Treasury. The TIN may be either a Social Security Number (SSN) or an Employer Identification Number. The use of an individual's SSN will be collected only for the proper refund of the Registration Deposit.

d) Registration Deposits received from the two highest bidders will be held as stipulated in Paragraph 20, Back-up Bidder. All other Registration Deposits will be processed for refunds after the last day of the auction or upon written request to withdraw from the auction unless the bidder is the first or second highest bidder. Refunds will be processed timely but will require several weeks to complete the process.



## **22. Additional Information**

The GSA issuing office, at the address given in this brochure, will, upon request, provide additional copies of this brochure and answer requests for additional available information concerning the property offered to facilitate preparation of bids. Each bid shall be deemed to have been made with full knowledge of all terms, conditions and requirements contained in this brochure.

# REGISTRATION DEPOSIT BY CREDIT CARD

## Old Highway 58 Online Auction

### SEND THIS FORM TO:

U.S. General Services Administration  
Office of Property Disposal Div., 9PR  
450 Golden Gate Avenue, 4<sup>th</sup> Floor East  
San Francisco, CA 94102-3434  
Attn: Fabian Huey

THIS COMPLETED FORM MAY BE FAX TO:  
415-436-7402

**REGISTRATION DEPOSIT: \$10,000.00**

### Property Code 143

By completing this form and signing in the space provided below, applicant agrees to abide by the terms and conditions set forth in the Invitation for Bid Package and any Addendum. The applicant must be the authorized cardholder. The applicant agrees that his or her credit card account will be debited the full amount of the bid deposit, as specified on **Paragraph 5, Registration Deposit Terms**. In the event that applicant becomes the successful bidder, the bid deposit will be applied towards the purchase price for the property. In the event the applicant is not the successful bidder, the bid deposit will be credited to the credit account listed below.

### PLEASE PRINT OR TYPE LEGIBLY

First and Last Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Check type of credit card to be charged ☐ Visa ☐ MasterCard \_\_\_\_\_

Name as it appears on card \_\_\_\_\_

Credit Card Number \_\_\_\_\_

Exp Date \_\_\_\_\_ CSC Code \_\_\_\_\_

Phone [ ] \_\_\_\_\_ Fax [ ] \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**BIDDER STATEMENT**  
**Old Highway 58 Online Auction**  
**Sale Bid and Certificate of Eligibility**  
(Read all instructions before completing this form)

**SEND BIDDER STATEMENT TO:**

U.S. General Services Administration  
Office of Property Disposal Division (9PR)  
450 Golden Gate Avenue, 4<sup>th</sup> Floor East  
San Francisco, CA 94102-3434  
Attn: Fabian Huey

**Type of Bid:**

Initial Bid [    ]    Increased Bid [    ]

**Property Code: 143**

**Registration Deposit: \$10,000.00**

Bid amount:        \$ \_\_\_\_\_

Bid amount (spelled out): \_\_\_\_\_

**Individual**    [    ]    I certify that I am a citizen of the United States, 18 years of age or older, and under 43 CFR 20.401 am not an employee of the U.S. Department of the Interior. **NOTE: Individuals taking title together should check "Individual" box and each sign below.**

**Partnership**    [    ]    I certify, under 43 CFR 2711.2 that I am qualified as specified above for an individual. In addition, I certify that I am duly authorized by the partnership to bind the partnership to a bid for purchase of the real estate identified above, or that all members necessary to legally bind the partnership have signed below to bind the partnership to a bid for the real estate identified above. I (we) certify that the partnership is legally capable of conveying and holding lands or interests therein under the laws of California.

**Corporation**    [    ]    I certify, under 43 CFR 2711.2, that the corporation named below is organized under and subject to the laws of the United States or any state thereof. In addition, I certify that I am duly authorized by the corporation to bid for purchase of the real estate identified above. I certify that the corporation is legally capable of conveying and holding lands or interests therein under the laws of California.

Print your name and write your signature below. Married women should sign their given name (i.e. Mary Ellen Jones, not Mrs. John Jones).

Print name of Individual or Corporation Name	Signature	Date
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Print name of Individual or Corporation Name	Signature	Date
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Print name of Individual or Corporation Name	Signature	Date
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Send patent to this address: \_\_\_\_\_

**Name and phone number of point of contact:** \_\_\_\_\_  
\_\_\_\_\_ (    ) \_\_\_\_\_

Information requested on this form is done so in accordance with The Privacy Act of 1974 (5 U.S.C. § 552A), as amended, for the purpose of certifying your eligibility as a bidder legally capable of conveying and holding lands or interests therein under the laws of California.

**Note:** A mineral conveyance application fee of \$50.00 is required by BLM at time of closing.

**CERTIFICATE OF CORPORATE BIDDER**  
(For use with Bidder Statement and Sale Bid and Certificate of Eligibility)

I, \_\_\_\_\_, certify that I am \_\_\_\_\_  
(Secretary or Other Title)

of the Corporation named as bidder herein; that \_\_\_\_\_,  
(Name of Authorized Representative)

who signed this Bid For Purchase of Government Property on behalf of the

bidder was then \_\_\_\_\_ of said  
(Official Title)

Corporation that said bid was duly signed for and on behalf of said Corporation by

authority of its governing body and is within the scope of its corporate powers.

Signature of Certifying Officer: \_\_\_\_\_

(Corporate Seal Here)